

Exhibits H-1 and H-2

Units Destroyed and Future Replacements

These two exhibits relate to dwelling units that agencies must replace because they were destroyed or removed from the housing stock as a result of redevelopment activities. Health and Safety Code, Section 33413(a) requires agencies to develop “replacement plans” to fulfill their replacement requirements within four years. Since January 1, 1996, all agencies have been subject to the replacement requirements regardless of the adoption date of the redevelopment plan.

Exhibit H-1 identifies, by income category, the number of dwelling units occupied by elderly and other households that were either removed or destroyed during the reporting year. Agencies reported the loss of a total of 472 housing units consisting of these income groups: 255 very-low, 146 low, 47 moderate, and 24 other (above moderate income). Of the total number of housing units removed from the housing stock, 58 were identified as occupied by elderly households and 414 were reported as occupied by non-elderly households.

In Exhibit H-2, agencies reported they must replace 551 units ensuring that replacement units have at least 790 bedrooms (redevelopment law requires that replacement units must have an equal or greater number of bedrooms as the units destroyed). Another requirement, since September 1989 until January 2002, is that agencies must ensure that 75 percent of units removed or destroyed must be replaced with units that are available at an affordable cost to the same household income group as was displaced. Beginning 2002, when Assembly Bill 637 took effect, the aforementioned 75 percent same household income group requirement changed to 100 percent. Prior to Assembly Bill 637, replacement units were required to remain available at an affordable housing cost for the longest feasible time but not less than the duration of the redevelopment plan (generally at least 30 years). Assembly Bill 637 amended the law to specify that affordability restrictions be at least 45 years for owner units and 55 years for rental units.